



DATE:	October 25, 2011
APPROVED BY:	

**MINUTES OF THE
LAKE COUNTY PLANNING COMMISSION
October 25, 2011**

The Lake County Planning Commission hereby finds and determines that all formal actions were taken in an open meeting of this Planning Commission and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Vice -Chair Hausch called the meeting to order at 5:02 p.m.

ROLL CALL

The following members were present: Messrs. Morse, Pegoraro (alt. for Troy), Schaedlich, Siegel, Smith (alt. for Sines), Welch (alt. for Aufuldish), and Mmes. Hausch. Staff present: Messrs. Boyd, Radachy, and Ms. Truesdell.

MINUTES

Mr. Schaedlich said that in the paragraph under item 4 on page 6, "control" should be a capital "C".

Mr. Siegel moved and Mr. Pegoraro seconded the motion to approve the minutes of the September 27, 2011 meeting.

All voted "Aye."

FINANCIAL REPORT

Mr. Morse moved and Mr. Schaedlich seconded the motion to approve the September, 2011 financial report.

All voted "Aye."

PUBLIC COMMENT

There was no public comment.

LEGAL REPORT

Mr. Josh Horacek of the Prosecutor's Office stated there was no legal report.

DIRECTOR'S REPORT

Mr. Boyd said all projects are moving forward. He requested that staff be allowed to close the office on the day after Thanksgiving as in the past three years. Staff would use their vacation days.

Mr. Pegoraro moved and Mr. Schaedlich seconded the motion to allow staff to take the day after Thanksgiving off.

All voted "Aye."

ANNOUNCEMENT

There were no announcements.

SUBDIVISION REVIEW

There was no subdivision review.

Subdivision Activity Report

Mr. Radachy said there was a pre-application meeting on Lake Terrace Phase 4, the PUD submitted by Western Reserve Community Development Corporation in Painesville-on-Lake. They were supposed to add cul-de-sacs at the end of two streets, Beachfront and Lake Terrace. The approved preliminary plan had the two streets connected together in a loop.

Staff is also assisting the Prosecutor and Perry Township on the dedication of four roads in the Loretto Landing Subdivision. The roads were platted as private streets in 2002. There are 43 sublots in the subdivision and currently about one-fourth are filled with houses. It makes it difficult to maintain private streets when there is only 25% of the expected revenue to use.

Mr. Adams arrived at 5:10 p.m.

LAND USE AND ZONING REVIEW

Concord Township Proposed Text Amendments: Section 22.01 K, RD-2 Research and Limited Industrial Purpose Statements, Amendment to Language; Section 22.03, Table of Uses, Proposed Uses in RD-2; Section 13.7, 13.08 and 13.36, Addition of Conditions for Various Conditional Uses

Mr. Radachy said that Section 22.01 K is the purpose statement for RD-2, Research and Limited Industrial. Companies are not developing separate facilities for management headquarters, research and development operations or executive offices, so the Township is amending the language. They are also adding supporting services to the purpose statement.

They are adding child or adult day care center, residential care facility, nursing home and hospice care as a conditional use, membership sports/fitness clubs as a permitted use and retail as an accessory use. The 2006 Auburn Crile Plan recommended uses for this district.

Staff stated the last part of the amendment was adding conditions for the new uses, but there are no conditions for hospice care nor was it added to the nursing home section. Adult day care center also does not have additional conditions nor were they being added to the child day care center. Staff also stated that not having an exterior door for the retail use as accessory use may be a burden on businesses.

The Land Use and Zoning Committee recommended to accept the text amendment with the following suggestions:

1. Add conditions for hospice or add hospice to nursing home.
2. Add conditions for adult day care or add it to child day care.
3. Allow an exterior door for accessory retail uses.

Mr. Schaedlich moved and Mr. Smith seconded the motion to accept the recommendation of the Land Use and Zoning Committee with the following suggestions:

1. Add conditions for hospice or add it to nursing home.
2. Add conditions for adult day care or add it to child day care.
3. Allow an exterior door for accessory retail uses.

All voted "Aye."

Painesville Township Proposed Text Amendments: Section 25.01 C, Addition Change in Manufacturing Use; Section 28.05(B) (5), Grand Opening/Special Event Sign Regulations; Section 6.02(H), Prohibited Uses, Revision to Gambling Language

The text amendment is designed to make it easier for the zoning inspector to enforce temporary signs. The non-profits and churches would only be required to pull a permit once a year that would be valid for a year. This was common practice for other communities.

Because of the nature of church activities, only allowing a 2-week period may be a burden on the church. The Township should consider allowing churches one week a month or 60 days a year not to exceed periods of five days in a row.

Single owners of corner lots should be allowed two signs, but it was recommended that they should not exceed the maximum square footage. Owners on non-corner lots would get one 40-square foot sign. Owners on corner lots would get two 20-square foot signs.

According to the Ohio Revised Code and court cases, Internet Cafés are considered sweepstakes and not gambling. Painesville Township is adding it as a prohibited use.

The Land Use and Zoning Committee recommended the text amendment with the following suggestions:

1. Revise the sign language for churches and non-profits to allow more than two special event signs per year and revise the time period to allow more flexibility instead of the proposed two 2 week periods.
2. Remove the language for time of day requirement for hanging the signs.
3. Allow single occupant corner lots to have two signs not to exceed the maximum square footage.

Mr. Morse moved and Mr. Schaedlich seconded the motion to accept the recommendation of the Land Use and Zoning Committee with the following suggestions:

1. Revise the sign language for churches and non-profits to allow more than two special event signs per year and revise the time period to allow more flexibility instead of the proposed two 2 week periods.
2. Remove the language for time of day requirement for hanging the signs.
3. Allow single occupant corner lots to have two signs not to exceed the maximum square footage.

All voted "Aye."

Concord Township – New Land Use and Zoning Representative

Mr. Radachy said that Concord Township Trustees recommended appointing Gordon Hanford to replace Kathy Miller who resigned from the Land Use and Zoning Committee.

CORRESPONDENCE

There was no correspondence.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

PUBLIC COMMENT

There was no comment from the public.

ADJOURNMENT

Mr. Siegel moved and Mr. Pegoraro seconded the motion to adjourn the meeting.

All voted "Aye."

The meeting adjourned at 5:25 p.m.